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**TALCHER-ANGUL-MERAMANDALI DEVELOPMENT AUTHORITY
(PLANNING AND BUILDING STANDARDS) AMENDMENT REGULATION
2024**

NOTIFICATION

The 13th November 2024

No. 569/01—The following draft of certain regulations and amendments further to the Talcher-Angul-Meramandali Development Authority (Planning and Building Standards) Regulations, 2017 which the Talcher-Angul-Meramandali Development Authority with the previous approval of the State Government proposes to make in exercise of the powers conferred by section 124 of the Odisha Development Authorities Act, 1982, (Odisha Act, 14 of 1982) is hereby published as required under section 125 of the said Act for information of all persons and Authorities likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration on or after the expiry of a period of fifteen days from the date of publication of this notification in the Odisha Gazette;

Any objection or suggestion which may be received from any person or Authority in respect of the said draft before expiry of the period so specified above will be considered by the Talcher-Angul-Meramandali Development Authority.

1. Short title and commencement.— (1) These Regulations may be called Talcher-Angul Meramandali Development Authority (Planning and Building Standards) Amendment Regulations, 2024.

(2) They shall come into force on the date of their publication in the Odisha Gazette.

2. In the Talcher-Angul-Meramandali Development Authority(Planning & Building Standards) Regulations, 2017 (hereinafter referred to as the said Regulations), for Regulation 21, the following shall be substituted, namely: -

“21.Zoning.—(1) In the Development Plan various Land Use Zones (LUZ) are indicated with their specific boundaries and these land use zones shall be regulated in accordance with the provisions of the TableNo.2.

(2) Except as otherwise provided, no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these regulations.

(3) In cases where a layout plan of land has been approved and various plots of land under such layout have been assigned specific land uses, then the same shall be adhered to unless any such use falls under prohibited category specified in the column (e) of the Table No.2 for that LUZ.

(4) All places of worship, temples, churches, mosques, burial and cremation ground as existing on the date of notification of this regulation shall be exempted from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time for consideration of such cases.

(5) For all non-confirming land uses, no expansion shall be permitted, but at the time of redevelopment, stipulated Zoning Regulations shall be followed.”

3. In the said Regulation 22, the following shall be substituted: -

“22. Different use of land.— (1) Permission for different uses shall be accorded for principal uses earmarked in the different zones as described in column (c) of Table No.2.

(2)Permission for different uses described in column (d) of the Table No.2 shall be accorded on special consideration by the DP &Bp Committee and reasons for such consideration shall be recorded in writing and it is further provided that Authority may prescribe terms and conditions including levy of fees and charges for guidance of the committee for consideration of such cases.

(3)The activities specified in column (e) of the said Table 2 shall not be permitted in the areas reserved for particular uses.

(4)The purposes which are not specific in column(c), Column (d) and column(e)of the Table No.2 shall be interpreted by the DP and BP Committee on basis of such analogous entries in these columns.

(5)Developments may be permitted on recommendation of DP and BP Committee in the Open Space/Recreational LUZ if the following conditions are satisfied along with other conditions of these Regulation, namely: -

- (i) The land is a stitiban land and is not a leasehold land;
- (ii) The coverage is not more than 50%;
- (iii) The height is not more than 7.0 meters and at least 20% of land is used for plantation
- (iv) Subject to the provision contained in Sub Regulation (3) construction of residential apartments/housing project shall be permitted in open space use zone if the following conditions are satisfied along with other conditions of the Regulations namely.
 - (a) The minimum size of the plot shall be 1 hector or above.
 - (b) The minimum width of the approach road shall be 12 mtr.
 - (c) The maximum coverage shall not exceed 25% of the plot area and the height shall not exceed 40 mtr.

(6) Mixed use of the building may be permitted in a particular zone on the recommendation of DP and BP committee on a plot size of 300 square meters and above and abutting road of minimum 12 meters widths:

Provided that the principal use of the building shall cover not less than 2/3rd of the total floor area and other permitted uses shall not exceed 1/3rd of the total area:

Provided further that for FAR over and above Base FAR, the applicant shall have the option to change the above proportion subject to minimum 1/3rd of built-up area towards principal use.

(7) Subject to the provisions contained in rule 20 of Odisha Development Authority (Planning & Building Standards) Rules, 2020, the following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan, namely: -

- (i) The maximum height of the building shall not exceed 15 meters; and
- (ii) All proposals for development over an area of more than 500 square meter or 10-meter height or both shall only be considered on recommendations of the DP and BP committee with representation from the Archaeological Survey of India and the Odisha State Archaeology”.

(8) Subject to the provisions contained in rule 67 of Odisha Development Authority (Planning & Building Standards) Rules, 2020, the Petrol Pumps and Compressed Natural Gas (CNG) shall be permitted irrespective of land use zones in the Comprehensive Development Plan except for the Water Bodies Use Zone(W) and Forest Use Zone (F).

4. In the said Regulations, for Table No. 2 the following table shall be substituted, namely: -

Table No. 2: Land Uses Permitted/Prohibited in different Land Use Zones				
Sl. No.	LUZ	Uses/Activities Permitted	Uses/Activities Permissible on recommendation of DP and BP Committee	Uses/Activities Prohibited
(a)	(b)	(c)	(d)	(e)
1	Residential Use Zone (R)	1. All types of Residential activities 2. Hostel, Boarding and lodging houses 3. Night shelters, Guest Houses, Dharamshalas 4. Services for households (saloon, parlors, bakeries, sweet shop, dry cleaning, internet kiosk, etc) 5. Retail Shopping 6. Neighborhood level Social, cultural and recreational facilities with adequate parking provisions 7. Community centers, club, auditoriums 8. Marriage and community halls 9. Educational buildings (nursery, primary, high – school) 10. Health clinics, yoga centers, dispensaries 11. Library and gymnasiums 12. Exhibition and art galleries 13. Places of worship 14. Municipal, state and central Government offices 15. Outdoor and Indoor Games 16. Public utilities and building except service and storage yards, electrical distribution depots and water pumping stations 17. Nursery and green houses 18. Police posts and post offices 19. Banks and professional offices not exceeding one floor. 20. Nursing Homes and Health Centers (20 Beds) 21. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods. 22. Bus stops, taxi stands, 3-wheeler/ auto stands, rickshaw stands 23. Parks and tot-lots	1. Shopping Mall and Multiplex 2. Places of entertainment, cinema halls 3. Restaurants and Hotels 4. Tourism related services 5. Markets for Retail Goods 6. Petrol Filling Station 7. Motor vehicle repairing workshop/ garages 8. College and Research Institutions 9. IT, IT enabled Services 10. Stadiums, Shooting Range 11. Storage of LPG cylinders 12. International Conference center 13. District Battalion Office 14. Burial grounds 15. Forensic Science Laboratory 16. Sewage Treatment Plants 17. Solid Waste Treatment Plant/ Composting Sites 18. Water treatment plants 19. Printing presses employing not more than 10 persons 20. Godowns/warehousing of non - perishables 21. Consulates 22. Hospitals 23. Public Bus depots	1. Use/Activity not compatible to the Land use 2. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries 3. Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis, junk yards 4. Workshops for buses 5. Slaughter houses 6. Hospitals treating contagious diseases 7. Sewage disposal sites 8. Solid waste Dumping Grounds 9. Zoological garden, botanical garden, bird sanctuary

(a)	(b)	(c)	(d)	(e)
2	Retail Commercial and Business Use Zone (C-1)	<ol style="list-style-type: none"> 1. Retail business, mercantile 2. Commercial center 3. Residential Uses 4. Service Garages 5. Banks and financial services and stock exchanges 6. Printing presses employing not more than 10 persons. 7. Perishable goods markets 8. 20 Bedded Hospital 9. Business and Professional Offices 10. Composting Sites 11. Private institutional offices, and semi-Government offices 12. Shops and shopping malls 13. Commercial services 14. Colleges, polytechnics and higher technical institutes 15. Restaurants and hotels 16. Sports complex and stadiums 17. Transit Homes 18. Hostels, boarding houses social and welfare institutions guest houses 19. Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries 20. Cinema halls, theaters, banquet halls, auditoriums 21. Places of entertainment, recreational uses and museums 22. Convention centers 23. Marriage and community halls, night shelters 24. Public utilities, telephone exchanges 25. Clinics and nursing homes, Hospitals 26. Religious places 27. Petrol Pumps 28. Police posts and post offices 29. Residential Projects 30. IT and IT enabled services 31. Commercial institutes, research and training institutes 32. Parking lots, Taxi stands, 3-wheeler/auto stands, rickshaw stands 33. Picnic Hut 34. Forensic Science Laboratory 	<ol style="list-style-type: none"> 1. Wholesale Storage Yards 2. Weigh bridge 3. Slaughter houses 4. Sewage Treatment Plants 5. Solid Waste Treatment Plant 6. Hospitals with more than 20 beds 7. Agricultural uses, storage of perishable and inflammable commodities 8. District battalion offices 9. Sports training centers 	<ol style="list-style-type: none"> 1. Polluting industries. 2. Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units 3. Hospitals/ research laboratories treating contiguous diseases 4. Poultry farms, dairy farms, 5. Sewages disposal sites, solid waste dumping grounds 6. Quarrying of gravel, sand, clay and stone 7. Zoological gardens, botanical gardens and bird sanctuary 8. Use/Activity not compatible to the Land use

(a)	(b)	(c)	(d)	(e)
3	Wholesale Commercial/ Warehousing and Storage Use Zone (C-2)	<ol style="list-style-type: none"> 1. Wholesale and retail business 2. Wholesale and storage buildings 3. Service centers, garages, workshops 4. Banks and financial, services 5. Government and Semi-Govt.offices 6. Associated residential uses, residential, apartment 7. Commercial and business offices and work places 8. Petrol pumps and service stations on roads of 30m or more ROW 9. Godowns, covered storage and warehousing 10. Weigh bridges 11. Bus stops, taxi stands, 3-wheeler/auto stands, rickshaw stands 12. Parking spaces 13. Restaurants 14. Water Treatment Plants 15. Public utilities 16. Police station/ posts, post office 	<ol style="list-style-type: none"> 1.Truck terminal, bus depots and parking, Freight terminal 2.Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards 3.Non- polluting, non-obnoxious light industries 4.Junk -yards 5.Gas installation and gas works 6.Railway yards and stations, road freight stations 	<ol style="list-style-type: none"> 1.Use/Activity not compatible to the Land use 2.Polluting Industries 3.Large scale storage of hazardous and other inflammable materials except in areas specifically earmarked for the purpose

a)	(b)	(c)	(d)	(e)
4	Industrial Use Zone (I)	<ol style="list-style-type: none"> 1. All kind of non-polluting industries 2. General Business 3. Industrial Research Institute 4. IT and ITES 5. SEZs notified by Government of India 6. Sports/ stadiums/ playgrounds 7. Cold storage and ice factory 8. Loading, unloading spaces 9. Warehousing, storage and depots of non-perishable and non- inflammable commodities 10. Gas godowns 11. Govt., semi -govt., private business offices 12. Wholesale business establishments 13. Banks, financial institutions and other commercial offices 14. Petrol filling station with garages and service stations 15. Bus terminals and bus depots and workshops 16. Parking, taxi stands, 3 wheeler/auto stands, rickshaw stands 17. Residential buildings for essential staff and for watch and ward 18. Public utilities 19. Agro-based industries, dairy and farming 20. Workshops garages 21. Industrial Housing 22. Museum, Hospitals and medical centers, Social buildings 	<ol style="list-style-type: none"> 1. Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board 2. Recreational sports or Centers 3. Technical Educational Institutions, Schools and colleges 4. Junkyards 5. Sewage disposal works, electric power plants, service stations 6. Religious Buildings 7. Major oil depot and LPG refilling plants 8. Residential Building in Non-polluting Industrial Area 9. Affordable Housing 10. Gas installations and gas works 11. Helipads 12. Hotels, motels, guest houses 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use 2. Irrigated and sewage farms

(a)	(b)	(c)	(d)	(e)
5	Public and Semi-public Use Zone (PS)	<ol style="list-style-type: none"> 1. Government offices, central, state, local and semi-Government, public undertaking offices 2. Residential 3. Commercial and IT Services 4. Defense Quarters 5. Universities and specialized educational institutions, colleges, schools, research and development centers 6. Social and welfare centers 7. Libraries 8. Hostels, transit accommodation 9. Nursery and kindergarten, welfare center 10. Retail commercial including Entertainment and recreational complexes 11. Open air theater, playground 12. Residential club, guest house and Hotels 13. Parking areas, taxi stands, 3 wheeler/ auto stands, rickshaw stands 14. Hospitals, health centers, dispensaries and clinics 15. Social and cultural institutes 16. Religious buildings 17. Conference halls 18. Community halls, KalyanMandap, Dharamashala 19. Museums, art galleries, exhibition halls, auditoriums 20. Police stations, police lines, jails 21. Local state and Central Govt. offices uses for defense purpose 22. Educational and research institutions 23. Social and cultural and religious institutions 24. Local municipal facilities 25. Uses incidental to Govt. offices and for their use 26. Monuments 	<ol style="list-style-type: none"> 1. Workshops for Servicing and repairs 2. Processing and Sale of farm products 3. Bus and Truck terminals, helipads 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use 2. Heavy, extensive and other obnoxious, hazardous Industries 3. Slaughterhouses 4. Junkyard 5. Wholesalemandies 6. Dairy and poultry farms farmhouses

(a)	(b)	(c)	(d)	(e)
6	Utility and Service Use Zone (U)	<ol style="list-style-type: none"> 1. Post offices, Telegraph offices, public - utilities and buildings 2. Service industry 3. Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant, solid waste dumping grounds 4. Radio transmitter and wireless stations, telecommunication centers, telephone exchange 5. Information/ Payment kiosk 6. Water supply installations 7. Sewage disposal works 8. Service stations 9. Cremation grounds and cemeteries/burial ground 10. Power plants/ electrical substation 11. Radio and television station 12. Fire stations 	<ol style="list-style-type: none"> 1. Warehouse/storage godowns 2. Health center for public and staff or any other use incidental to public utilities and services 3. Residential use 4. Truck terminals, helipads 5. Commercial use center 6. Institutional Buildings 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use 2. Heavy, extensive and other obnoxious, hazardous industries

(a)	(b)	(c)	(d)	(e)
7	Open Space /Recreational Use Zone (OS)	<ol style="list-style-type: none"> 1. Specialized parks/maidans for multipurpose use 2. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters 3. Commercial use of transit nature like cinemas, circus and other shows 4. Regional parks, district parks, playgrounds, children's parks 5. Open Parking areas, Caravan parks 6. Stadiums 7. Shooting range, sports training center 8. Swimming pools 9. Botanical and Zoological garden, bird sanctuary 10. Green belts 11. Animal racing or riding stables 12. Open air cinemas/ theatre 13. Open air theater, theme parks, amphitheatres 14. Residential 	<ol style="list-style-type: none"> 1. Public assembly halls 2. Restaurants, picnic huts, holiday resorts 3. Entertainment and recreational complexes 4. Community hall, library 5. Residential club, guest house 6. Camping sites 7. Yoga and meditation centers 8. Commercial uses center 9. Special education areas 10. Institutional 11. Bus and railway passenger terminals 12. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use

(a)	(b)	(c)	(d)	(e)
8	Transportation Use Zone (T)	<ol style="list-style-type: none"> 1. All types of roads 2. Way side shops and restaurants 3. Railway Station and Yards 4. Airport 5. Bus stops and Bus and Truck Terminals 6. Taxi stands, auto stands, rickshaw stands, Ferry Ghats 7. Institutional Use 8. Parking areas 9. Multi-level car parking 10. Filling stations, Transport offices, booking offices 11. Night shelter, boarding houses 12. Banks, Restaurants 13. Commercial Use 14. Workshops and garages 15. Automobile spares and services Godowns 16. Warehouses, Storage depots 17. Loading and unloading platforms (with/without cold storage. facility, weigh bridges) 18. Utility networks (drainage, sewage, power, telecommunications) 	<ol style="list-style-type: none"> 1. Authorized/ Planned Vending areas 2. Incidental/ ancillary residential use 3. Emergency health care centre 4. Tourism related project 5. All ancillary (complimentary) uses for above categories (subject to decision of the Authority) 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use

(a)	(b)	(c)	(d)	(e)
9	Agricultural and Allied Use Zone (A)	<ol style="list-style-type: none"> 1. Agriculture and Horticulture 2. Parks and other recreational uses 3. Dairy and poultry farming, milk chilling center 4. Storage, processing and sale of farm produce 5. Agro Serving, agro processing, Agro business 6. Dwelling for the people engaged in the farm (rural settlement) 7. Farm houses and accessory buildings, 8. Country Homes 9. Afforestation 	<ol style="list-style-type: none"> 1. Houses incidental to this use 2. Wayside shops and restaurants 3. Cottage industries 4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority 5. Burial and crematorium grounds 6. Ice factory, cold storage 7. Service industries accessory to obnoxious and hazardous industry 8. Godowns and ware houses 9. Normal expansion of land uses only in the existing homestead land 10. Soil testing lab 11. Solid waste management sites, Sewage disposal works 12. Electric substation 13. Quarrying of gravel, sand, clay or stone 14. Building construction over plots covered under town planning scheme and conforming uses 15. Brick kilns and extractive areas 16. Eco-tourism, camping sites, eco-parks, eco lodges, Special outdoor recreations (permissible by the Competent Authority) 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use 2. Heavy, extensive, obnoxious, noxious and hazardous industries 3. Any activity which is creating nuisance and is obnoxious in nature 4. For notified forest lands, only afforestation is permitted

(a)	(b)	(c)	(d)	(e)
10	Water Bodies Use Zone (W)	<ol style="list-style-type: none"> 1. Rivers, canals 2. Streams, water spring 3. Ponds, lakes, Reservoir 4. Wetland, Water logged/marshy area, aquaculture pond 	<ol style="list-style-type: none"> 1. Fisheries 2. Boating, water theme parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government. 3. Water based resort with special by-laws 4. Any other use/activity incidental to Water bodies Use Zone 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use

(a)	(b)	(c)	(d)	(e)
11	Special Heritage/Area Use Zone (SH&SA)	<ol style="list-style-type: none"> 1. Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASI/ State Archeology) 2. Heritage interpretation centre, art galleries and sculpture complex 3. Recreational, Theme Parks 4. Archeological Parks/Gardens 5. Amphitheatres, Open Air Museums 6. Residential and Public semi-public uses, Commercial activities 7. Educational and research Institutions 8. Auditorium, social and cultural institutions 9. Hospitals and health centers 10. Craft based cottage industries 11. Hotels, guest houses, lodges, resorts 12. camping sites, special training camps 13. Multi-Level Parking 	<ol style="list-style-type: none"> 1. Any Other Compatible Use 2. Multiplex, Shopping Mall 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use 2. Dumping ground 3. Sewerage Treatment Plant

(a)	(b)	(c)	(d)	(e)
12	Mining Zone (M)	<ol style="list-style-type: none"> 1. Residential/labour colonies 2. Utilities like- Truck/JCB/Conveyor Belt 3. Water Harvesting Plantation/Afforestation 4. Dumping Site (Solid waste, Fly ash) 5. Storage, Godown 6. Brick Kiln 7. Cottage industries 8. Fly ash Blocks, Cements Blok Production 	<ol style="list-style-type: none"> 1. Any activity compatible to the Land Use 	<ol style="list-style-type: none"> 1. Use/Activity not compatible to the Land use

(a)	(b)	(c)	(d)	(e)
13	Buffer /Restricted Development Use zone	<ol style="list-style-type: none"> 1. Plotted residential/development 2. Hostel, boarding 3. Exhibition, art galleries 4. Nursery & Green houses 5. Parks & children play ground 6. Petrol pump, gas filling stations (if along transport routes) 7. Educational institutions, School, College, University, Research Institutes 8. Dairy & poultry firms, firm houses 9. Religious buildings 10. Botanical/Zoological Garden, Bird sanctuary 11. Green belts 12. Yoga & meditation centre 	<ol style="list-style-type: none"> 1. Petrol pump, Gas fillings stations (if along water bodies, canal) 2. Bank & financial organization 3. Bus stops, taxi stands 4. IT & ITEs services 5. Ware house/storage godowns 6. Open air theatre, theme parks, amphitheaters 7. Fire posts, police station, post and telegraph office 8. Restaurant 	<ol style="list-style-type: none"> 1. Heavy, large and extensive industries, noxious, obnoxious and hazardous industries. 2. Warehouse /storage godowns of perishable hazardous, inflammable goods, whole sale mandis, Junk yards, 3. Workshops for buses 4. Slaughter houses 5. Hospitals treating contagious diseases 6. Sewerage treatment plants and disposal sites 7. Water treatment plants, solid waste dumping grounds 8. Outdoor and Indoor games stadiums, shooting range 9. Zoological garden, botanical garden, bird sanctuary 10. International conference centres 11. District battalion offices, forensic science laboratory, Burial ground, cremation ground and cemeteries 12. Quarrying of gravel clay etc. 13. Water treatment plant, sewerage plant, solid waste treatment plan solid waste dumping grounds 14. Truck terminals, helipads 15. Power plants/electrical sub-station

By Order of
Talcher-Angul-Meramandali Development Authority
BARANYENDU MOHANTY
SECRETARY
Talcher-Angul-Meramandali Development Authority